



4

## Planning Commission Study Session

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** KEITH NEWMAN, PLANNER II *KN*  
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ojl*  
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**MEETING DATE:** FEBRUARY 5, 2020

- SUBJECT:**
- A. GP19-04 MERCY VAL VISTA CENTER: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 11.35 ACRES LOCATED AT THE SOUTHEAST CORNER OF VAL VISTA DR. AND MERCY RD. FROM GENERAL OFFICE (GO) TO GENERAL COMMERCIAL (GC) AND BUSINESS PARK (BP) LAND USE CLASSIFICATION.**
  - B. Z19-13 MERCY VAL VISTA CENTER: REQUEST TO REZONE APPROX. 11.35 ACRES LOCATED AT THE SOUTHEAST CORNER OF VAL VISTA DR. AND MERCY RD. FROM GENERAL OFFICE (GO) TO GENERAL COMMERCIAL (GC) AND BUSINESS PARK ZONING DISTRICTS WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**
  - C. S19-08 MERCY VAL VISTA CENTER: REQUEST TO APPROVE THE PRELIMINARY PLAT AND OPEN SPACE PLAN FOR 5 LOTS ON APPROX. 8.97 ACRES LOCATED AT THE SOUTHEAST CORNER OF VAL VISTA DR. AND MERCY RD. AND PENDING REZONING TO GENERAL COMMERCIAL (GC) AND BUSINESS PARK ZONING DISTRICTS WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**

**STRATEGIC INITIATIVE:**

Exceptional Built Environment

To allow commercial and business park development of vacant property across from the Mercy Gilbert Medical Center.

**RECOMMENDED MOTION**

- A. No motion requested, input only;
- B. No motion requested, input only;
- C. No motion requested, input only.

**APPLICANT/OWNER**

Company: Pew & Lake, PLC.  
Name: Reese Anderson  
Address: 1744 S. Val Vista Dr., Ste 217  
Mesa, AZ 85204  
Phone: 480-461-4670  
Email: reese.anderson@pewandlake.com

Company: Victoria Lund Foundation  
Address: 6632 N. 66<sup>th</sup> Pl.  
Paradise Valley, AZ 85253  
Phone: 602-363-6615  
Email: scwl@cox.net

**BACKGROUND/DISCUSSION****History**

Date	Description
August 29, 2006	Town Council approved Z06-55, adopting Ordinance No. 1813, creating the Val Vista & Germann PAD.

**Overview**

The applicant is requesting a minor General Plan amendment, a PAD rezoning and a Preliminary Plat to develop a mixed use commercial and business park development on an approx. 8.97 net acre site generally located at the southeast corner of Val Vista Dr. and Mercy Rd. across the street from the Mercy Gilbert Medical Center and west of the Ironwood Cancer & Research Center. The General Plan land use classification is proposed to change from General Office (GO) to General Commercial (GC) and Business Park (BP). The rezoning request is from General Office (GO) to General Commercial (GC) and Business Park (BP) with a Planned Area Development (PAD) overlay to modify certain land development code standards and ultimately allow the construction 99,330 square feet of building space.

**Surrounding Land Use & Zoning Designations:**

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Public Facility/Institutional (PF/I)	Public Facility/Institutional (PF/I)	Mercy Rd. then Mercy Gilbert Medical Center

South	General Commercial (GC) & Business Park (BP)	General Commercial (GC) & Business Park (BP)	Vacant land
East	General Office (GO)	General Office (GO)	Ironwood Cancer Center & Mercy Medical Commons II
West	Regional Commercial (RC)	Regional Commercial (RC)	Val Vista Dr. then Dutch Bros., Rinse n Ride Car Wash, Future Culvers
Site	General Office (GO)	General Office (GO)	Vacant land

### **General Plan Amendment**

The General Plan currently classifies the subject site as General Office (GO), which designates the area for large scale, single or multi-story medical, professional, general or service-type office uses. The applicant is proposing to change the land use classification from General Office (GO) to General Commercial (GC) primarily along Val Vista Dr. (Lots 1, 2 & 3) and Business Park (BP) on the rear portion of the site (Lots 4 & 5) which borders Mercy Dr. and existing General Office properties to the east. The requested minor General Plan amendment has been requested to align the subject site's land use designations with the proposed zoning districts of General Commercial (GC) and Business Park (BP) to allow for the development of a commercial and business park development that will include medical offices, general offices, a 6-story hotel, retail and several restaurants pads.

The site is also located within the Val Vista Medical Growth Area and is in close proximity to the Mercy Gilbert Medical Center which was constructed in 2006 and has spurred growth in the medical office, medical research and rehabilitation/care facilities within the area. Per the General Plan, the Town anticipates that this area will continue to grow with medical offices, general offices and business park land uses supported by mixed-use, commercial and hospitality uses.

Gilbert's Growth Areas are focused on economic sustainability and therefore concentrated in employment and commerce centers that the Town wishes to expand. The developments within the Growth Areas should integrate a variety of employment options supported by a mixture of land uses but each Growth Area has been identified to support specific types of uses that are appropriate to the area and its needs.

In the case of the subject site, the Val Vista Medical Growth area is focused on medical and office uses with commercial intended to be a supportive use as opposed to a primary use. Per the applicant's proposal, commercial uses will be predominantly located along the Val Vista Dr. frontage like the general commercial development (Melrose Commercial) to the south approved on January 21, 2020 by the Town Council. The total building area for the development is 99,330 square feet and includes 15,600 sf of commercial, 24,900 sf of Office/Medical uses and a 58,830-sf hotel which is a permitted use within the Val Vista Medical Growth Area in the BP zoning district.

The applicant has stated that they believe they conform to the General Plan for the following reasons (applicant notes in *italics*):

## 2.4 Land Use and Growth Areas

- **Goal 1.0; Policy 1.1:** Maintain a balance of housing types and provide a variety of employment opportunities with easily accessible retail and service uses.
  - *Response - This development will provide a variety of employment opportunities with easily accessible retail and service uses. The area south of the Loop 202 in Gilbert is underserved in regard to accessible restaurants, neighborhood services, and retail options. The demand for additional retail and service uses is evidenced by the significant comments which Gilbert residents have provided during the 2020 General Plan Update process. Location next to the Mercy Gilbert Hospital necessitates additional retail and service uses in this area.*
- **Goal 1.0; Policy 1.5:** Designate and protect sites for employment uses in appropriate locations to increase the Town's employment base.
  - *Response - The GC and BP zoning districts allow for uses which will provide for a range of employment. The BP zoning district is an employment zoning district which directly supports increasing the Town's employment base. Employment opportunities created by the Mercy Val Vista Center project could range from providing opportunities for a teenager working a first job as a barista to a seasoned doctor operating a successful medical practice.*
- **Goal 1.0; Policy 1.8:** Promote revitalization of under-utilized industrial and commercial properties.
  - *Response - The proposed minor general plan amendment will capture commercial uses at this desirable intersection. The Val Vista major arterial supports restaurant and retail uses directly accessible to existing vehicles travelling along the arterial. The Lund Corridor project is also designed to attract pedestrian traffic from the hospital and nearby offices.*
- **Goal 3.0; Policy 3.1:** Promote development within Growth Areas where resources and infrastructure are in place or can reasonably be made available.
  - *Response - Right-of-way, electrical, water, and sewer infrastructure is in place adjacent to the proposed development. The proposed mix of zoning districts ensures the intent of the Val Vista Medical Growth Area (VMGA) is met and safeguards the marketability of the project.*
- **Goal 5.0; Policy 5.3:** Locate commercial and retail uses adjacent to residential uses in appropriate intensities to serve local, community and regional markets.
  - *Response – Mercy Val Vista Center will locate commercial and retail uses in appropriate intensities to serve local, community and regional markets. The development is not adjacent to residential uses, but it will provide an appropriate intensity including compact and mid-rise development similar to adjacent properties.*



*Mercy Val Vista Center will serve the local Val Vista & Mercy market along with employees and residents in the VMGA who are looking for service options south of the Loop 202. Regional markets can also be served with the site located near the Loop 202. Commercial operations meet the economic goals of the Town by generating additional sales tax receipts to support the Town of Gilbert's current and projected growth.*

- **Goal 7.0; Policy 7.1:** Balance traffic circulation needs with the goal of creating pedestrian oriented neighborhoods and convenient employment/retail centers.
  - *Response – Automobile miles-travelled will be reduced by locating commercial services closer to users. The proposed development will provide convenient employment/retail centers as pursued under the General Plan. The location of this appropriate commercial and office development will achieve an efficient, orderly and sustainable community.*

*Mercy Val Vista Center will be a thoughtfully organized mixed-use development in the VMGA and located along the Val Vista Drive major arterial and within 1,000 feet of the Loop 202 freeway. Location adjacent to these high-capacity transportation routes will complement the development and encourage use of public transportation and ride sharing.*

## **Rezoning**

The applicant is requesting to change the existing zoning from General Office (GO) with a PAD overlay to General Commercial (GC) and Business Park (BP) zoning districts with a PAD overlay to accommodate the proposed commercial and business park uses resulting in 99,330 sf of building space. The current GO zoning does not allow hotel uses and limits retail and restaurant uses. According to the applicant, GC zoning along Val Vista Dr. would benefit from the existing high volume of vehicular movement and visibility that will in turn provide additional retail and restaurant uses for those who work and commute in the area. The placement of BP zoning on the east portion of the site will ensure that employment and office users are secured while allowing for uses that support the Mercy Gilbert Medical Center. The allowed GC uses provide the needed flexibility for a mixed-use development near the hospital and along a major arterial. The site lies within Area 5 of the Vertical Development Overlay District and will allow the BP zoned area to develop the hotel up to 6 stories (90 feet tall).

The applicant also believes that the proposed zoning districts are compatible with the adjacent zoning districts on the east side of Val Vista, which are GC, BP, GO, and PF/I. The anticipated hotel, restaurant and retail uses will complement the developing Mercy Gilbert Medical Center Campus and surrounding office uses as they will provide needed services in the area. The office uses on site will provide medical and professional services with a location adjacent to one of the east valley's premier hospitals.

## **PAD Request**

The applicant is requesting a set of modified development standards as part of the Planned Area Development (PAD) overlay zoning for the proposed development.

As listed in the table below in **bold** the applicant is requesting deviations to modify building and landscape setbacks along all property lines.

**Project Data Table (requested modifications are shown in bold)**

Site Development Regulations	Allowed per LDC GC	Allowed per LDC BP	Proposed GC/PAD and BP/PAD
Maximum Building Height (ft.)/Stories	45'	35'/2	45'
Vertical Development Overlay District Maximum Building Height (ft.)/Stories	N/A	90'/6	90'/6 in BP
Minimum Building Setbacks (ft.)			
Front (Arterial)	25'	25'	25' (Val Vista Dr.)
Side (Street)	20'	20'	<b>0'</b> (Mercy Rd.)
Side (Nonresidential/Commercial)	20'	15'	20' (Southern Boundary)
Rear (Nonresidential/Office)	20'	15'	15' (Eastern Boundary)
Separation Between Buildings (ft.)			
Single Story	15'	15'	15'
Multiple Story	20'	20'	20'
Minimum Required Perimeter Landscape Area (ft.)			
Front (Arterial)	25'	25'	25' (Val Vista Dr.)
Side (Street)	20'	20'	<b>0'</b> (Mercy Rd.)
Side (Nonresidential/Commercial)	20'	15'	<b>0'</b> (Southern Boundary)
Rear (Nonresidential/Office)	20'	15'	<b>10'</b> (Eastern Boundary)
Landscaping (% of net site area)	15%	15%	25.7%
Minimum Building & Landscape Setbacks from interior lot lines	See above	See above	<b>0'</b>

*Side yard building and landscape setbacks along Mercy Rd.*

According to the applicant, the side setback deviation adjacent to the RWCD parcel is technical in nature and created because the tract remains under ownership by RWCD. The generous Mercy Road ROW landscaping strip, in addition to APN 304-53-220B, creates a substantial landscape buffer from Mercy Road. However, because the RWCD tract remains under separate ownership, setback standards would technically be enforced from the RWCD southern property line and not from the Mercy Road ROW. As mentioned above, the proposed development intends to provide minimal landscaping over the RWCD tract and has the appropriate cross-access easement for vehicular and pedestrian traffic.

Thus, one of the PAD requests is for a zero setback on the northern border of parcels 304-53-124A, -137A and -138A. As noted above, the RWCD tract is 20 feet wide and APN 304-53-220B is 20 feet wide for a total of 40 feet. In addition to this 40 foot wide area, there is approximately 30 feet of additional landscape area within the Mercy Road ROW. The practical result of these three areas

combined, provides a nearly 70-foot landscape and building setback from the existing edge of pavement of Mercy Road. Absent the PAD modifications, technically a 20-foot setback would be required from the RWCD tract, which would create a 90-foot setback from the Mercy Road edge of pavement. The end result of this PAD request will be a generous setback of 70 feet as measured from the Mercy Road edge of pavement or 40 feet as measured from the overall site's northern parcel border, which is double the required amount of 20 feet.

*Side yard setback along the southern boundary*

According to the applicant, the landscape setback along the south (side yard) is proposed to be 0 ft. This request is necessary because Condition of Approval 4(g) of Zoning Ordinance No. 1813 (Z06-55), which is the ordinance for the entire 160 acres, requires the property owners to provide cross access to the other parcels. The practical implementation of this condition of approval 4(g) has led to previous developments installing a 13 ft. half-street (for a total width of 26 ft.) private driveway along their respective boundaries that are not adjacent to a public street. In this instance, the applicant is proposing a 15 ft. half-street along the south side, which will connect to the properties to the east, over to Rome Street. Because Ordinance No. 1813 requires this private drive along the south boundary, no landscaping can be installed in this area. Nevertheless, the applicant is proposing a substantial landscaping strip just north of the private drive adjacent to the parking stalls that more than complies with the applicable landscaping areas. On average, this landscaping area along the southern boundary is wider than the required 20 ft in the GC district and much wider than the required 5 ft. in the BP district; thus more than satisfying the spirit of the standard. Notably, there is no requested reduction in the building setbacks along the southern boundary.

*Rear perimeter landscape area along the eastern boundary*

According to the applicant, the reduced width of the perimeter landscape area along the eastern boundary to 10' is due to the placement of the proposed trash enclosures near the existing trash enclosures of the adjacent Ironwood Cancer Center. This reduction also facilitates the placement of parking spaces at 12 ft. from the east property line, which is needed to help align circulation routes and meet required parking space totals. The design and location of the trash enclosures were carefully angled in such a manner to not only shield them from public view but to maximize vehicular circulation and parking for optimum efficiency. Only a small "triangle" area of the enclosures encroaches into the required 15 ft. landscaped area, while the bulk of the enclosure is outside the 15 ft. landscape area. Please note that the eastern landscaping areas on the northern and southern ends of the project are approximately twice as wide as the code requires, which provide an enhanced look when viewed externally. Internally, this landscaping area will be combined with the landscaping area to the east next to the Ironwood Cancer Center and Mercy Medical Commons II developments that will create a total landscape area width of approx. 25 ft. Given the proposed reduction in the width we believe the area is still wide enough to accommodate required landscaping and a proposed DG pedestrian trail that will provide several connection points to the adjacent properties and allow employees from neighboring properties to access the businesses proposed as part of this project.

### *Building and landscape setbacks interior to the site*

According to the applicant, to the extent that any setbacks are required because we have GC zoning adjacent to BP zoning, they are requesting those to be zero as this site will be master planned and developed as a commercial plat with five separate lots.

In order to be consistent with the LDC and provide for future flexibility, Staff recommends the applicants' request be modified to match the same standard/language allowed for setbacks internal to an approved Master Site Plan, commercial subdivision or Development Plan as listed in the Commercial Districts section of the LDC. This standard reads as follows: *Building setbacks and landscape areas (internal to an approved Master Site Plan, commercial subdivision or Development Plan) may be reduced or eliminated, provided the project meets the Town of Gilbert Commercial Design Guidelines and pedestrian paths, vehicular connectivity, and shared parking are clearly depicted and duly recorded.*

### **Preliminary Plat**

Along with the proposal to change the General Plan designation and zoning of the property the applicant has submitted a Preliminary Plat, which is currently under review, to subdivide the property into five (5) total lots. The proposed master planned commercial and business park development will have four access points with two off Val Vista Dr. and two off Mercy Rd. and nine (9) total buildings including 99,330 sf of building space. The review of the proposed plat includes a master site plan, landscape plans and grading and drainage plans.

### **PUBLIC NOTIFICATION AND INPUT**

A neighborhood meeting was held on May 22, 2019 at Spectrum Elementary School in Gilbert. Two (2) surrounding property owners attended the meeting and are in support of the proposed development and had no questions or concerns.

### **PROPOSITION 207**

An agreement to "Waive Claims for Diminution in Value" pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

### **STAFF RECOMMENDATION**

1. General Plan amendment
2. PAD Rezoning and proposed deviations
3. Preliminary Plat Design

Respectfully submitted,



Keith Newman,

Planner II

**Attachments and Enclosures:**

- 1) Vicinity/Aerial Map
- 2) Land Use Exhibit
- 3) Zoning Exhibit
- 4) Development Plan
- 5) Preliminary Plat
- 6) Master Site Plan
- 7) Landscape Plan
- 8) Grading and Drainage Plan

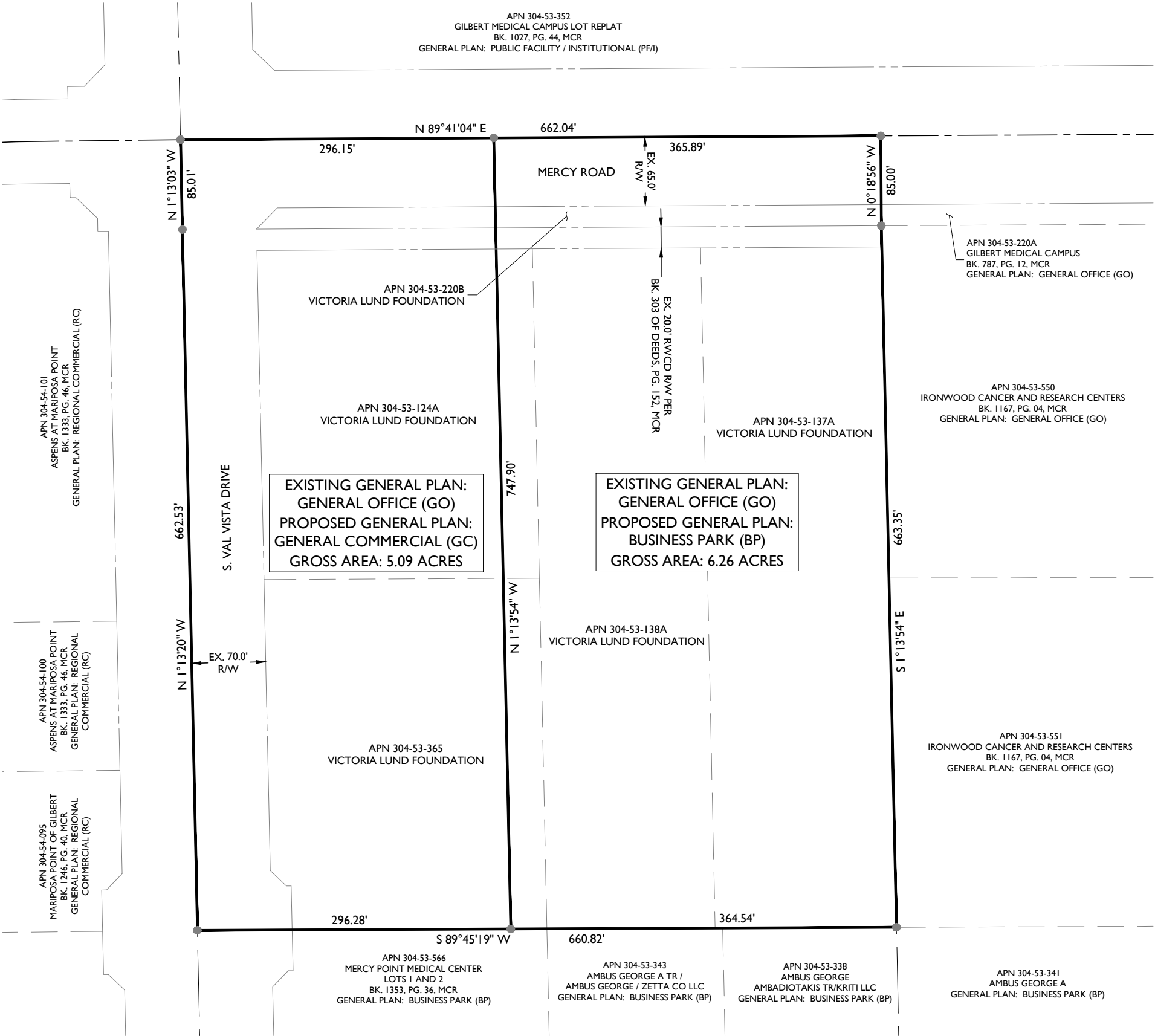


# Map



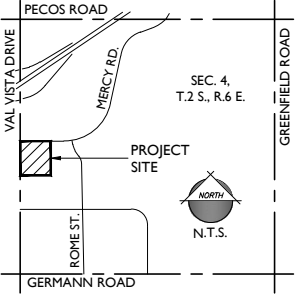
GENERAL PLAN EXHIBIT  
FOR  
LUND CORRIDOR

A PORTION OF THE SOUTHWEST QUARTER, SECTION 4, T.2 S., R.6 E., GILA  
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



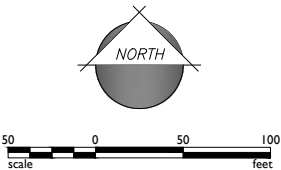
VICINITY MAP

N.T.S.



PROJECT DATA

A.P.N.:	304-53-124A; 365; 137A; 138A; 220B
EXISTING GENERAL PLAN:	GENERAL OFFICE (GO) - (100%)
PROPOSED GENERAL PLAN:	BUSINESS PARK (BP) - (55%) GENERAL COMMERCIAL (GC) - (45%)
EXISTING ZONING:	GENERAL OFFICE (GO) - (100%)
PROPOSED ZONING:	BUSINESS PARK WITH PAD OVERLAY (BP PAD) - (55%) GENERAL COMMERCIAL WITH PAD OVERLAY (GC PAD) - (45%)
GROSS AREA:	+/- 11.35 ACRES
NET AREA:	+/- 9.12 ACRES



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Mesa, AZ 85210  
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www.epsgroupinc.com



LUND CORRIDOR

Gilbert, Arizona

GENERAL PLAN EXHIBIT

Project:

Revisions:

JULY 2, 2019 - 1ST SUBMITTAL	
OCTOBER 28, 2019 - 2ND SUBMITTAL	



Designer: DCH  
Drawn by: DCH

Preliminary  
Not For  
Construction  
Or  
Recording

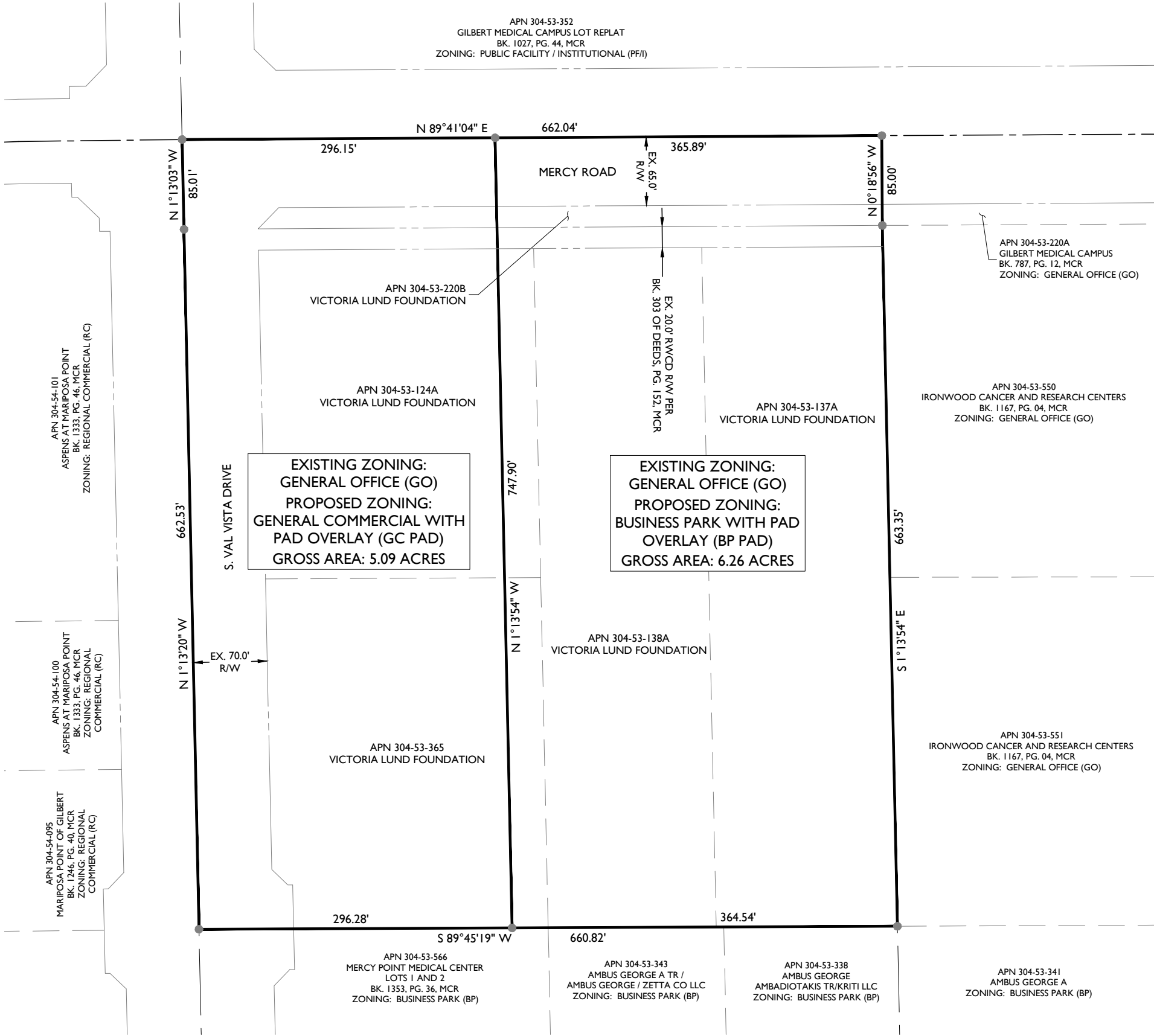
Job No.  
**18-378**

GP01

Sheet No.  
**1**  
of **1**

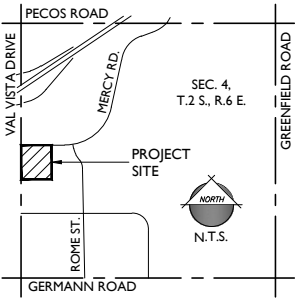
ZONING EXHIBIT  
FOR  
LUND CORRIDOR

A PORTION OF THE SOUTHWEST QUARTER, SECTION 4, T.2 S., R.6 E., GILA  
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



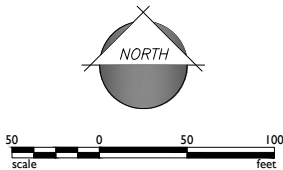
VICINITY MAP

N.T.S.



PROJECT DATA

A.P.N.:	304-53-124A; 365; 137A; 138A; 220B
EXISTING GENERAL PLAN:	GENERAL OFFICE (GO) - (100%)
PROPOSED GENERAL PLAN:	BUSINESS PARK (BP) - (55%) GENERAL COMMERCIAL (GC) - (45%)
EXISTING ZONING:	GENERAL OFFICE (GO) - (100%)
PROPOSED ZONING:	BUSINESS PARK WITH PAD OVERLAY (BP PAD) - (55%) GENERAL COMMERCIAL WITH PAD OVERLAY (GC PAD) - (45%)
GROSS AREA:	+/- 11.35 ACRES
NET AREA:	+/- 9.12 ACRES



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LUND CORRIDOR

Gilbert, Arizona

ZONING EXHIBIT

Project

Revisions:

JULY 2, 2019 - 1ST SUBMITTAL	
OCTOBER 28, 2019 - 2ND SUBMITTAL	

Call at least two full working days  
before you start.



Design by: DCH  
Drawn by: DCH

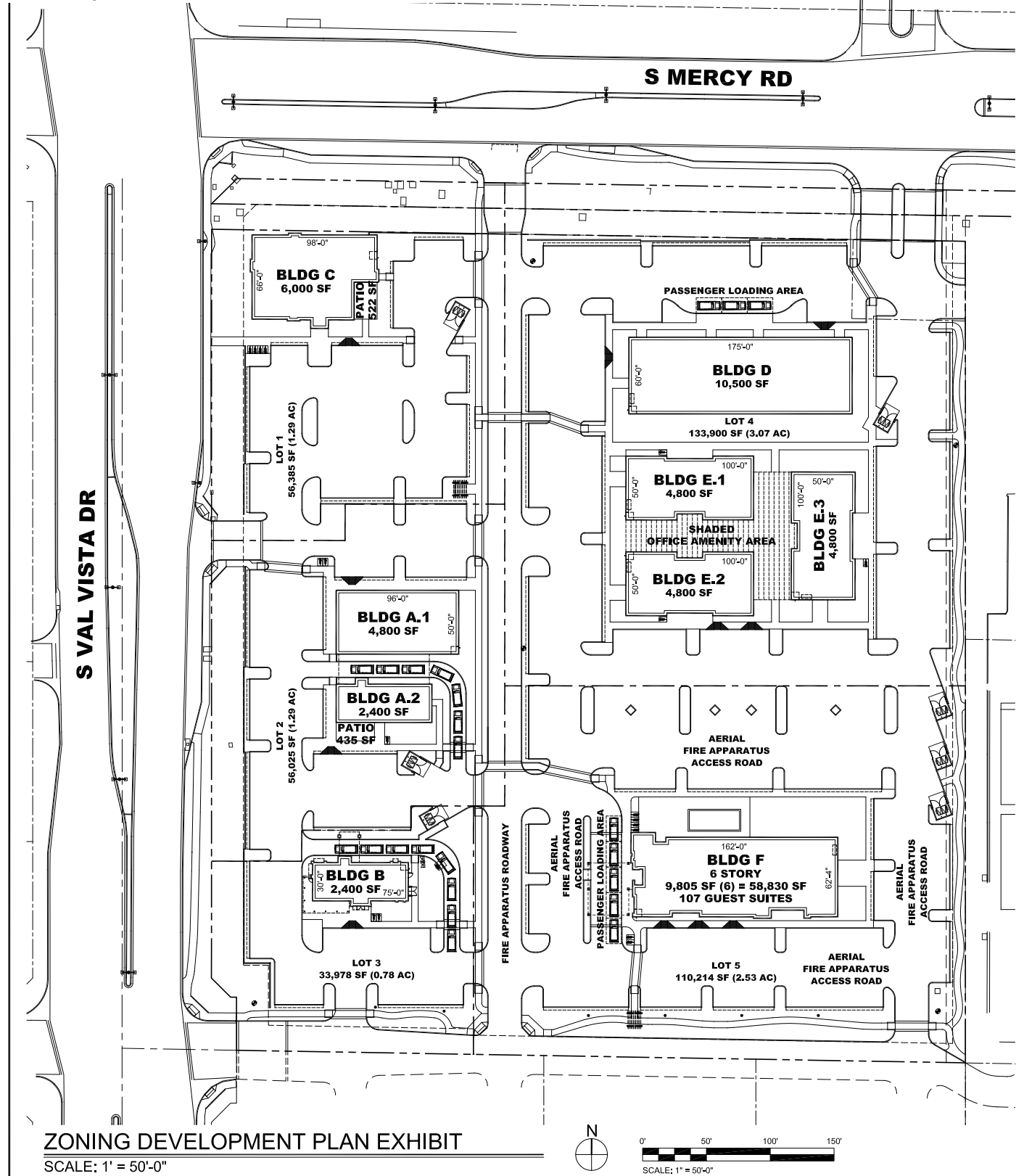
Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
18-378

ZN01

Sheet No.  
1  
of 1





SITE DATA:

APN:	304-53-124A, 304-53-137A, 304-53-138A, 304-53-220, 304-53-365
EXISTING ZONING:	GO - GENERAL OFFICE (ALL PARCELS)
PROPOSED ZONING:	GC - GENERAL COMMERCIAL (LOTS 1, 2 & 3) BP - BUSINESS PARK (LOTS 4 & 5)
PROPOSED OCCUPANCY TYPE: (PER 2018 IBC)	RETAIL / RESTAURANT (A-2) MEDICAL OFFICE / OFFICE (B) MERCANTILE (M) HOSPITALITY (R-1)
SITE AREA (NET):	398,501 SF (9.18 AC)
SITE AREA (GROSS):	492,242 SF (11.30 AC)
LANDSCAPE AREA (NET):	102,578 SF (25.7%)
LANDSCAPE AREA (GROSS):	131,444 SF (26.7%)
SETBACK - BUILDING:	
REQUIRED @ NORTH:	20'-0" GC / 15'-0" BP
PROPOSED @ NORTH:	0'-0" GC / 0'-0" BP
REQUIRED @ EAST:	15'-0" BP
PROPOSED @ EAST:	10'-0" BP
REQUIRED @ SOUTH:	20'-0" GC / 15'-0" BP
PROPOSED @ SOUTH:	114'-6" GC / 110'-9" BP
REQUIRED @ WEST:	25'-0" GC
PROPOSED @ WEST:	30'-5" GC
SETBACK - LANDSCAPE:	
REQUIRED @ NORTH:	20'-0" GC / 15'-0" BP
PROPOSED @ NORTH:	0'-0" GC / 0'-0" BP
REQUIRED @ EAST:	15'-0" BP
PROPOSED @ EAST:	10'-0" BP
REQUIRED @ SOUTH:	20'-0" GC / 15'-0" BP
PROPOSED @ SOUTH:	36'-0" GC / 37'-8" BP
REQUIRED @ WEST:	25'-0" GC
PROPOSED @ WEST:	25'-0" GC
BUILDING DATA:	
BUILDING AREA (FOOTPRINT - ALL LOTS):	50,305 SF
BUILDING AREA (ALL FLOORS - ALL LOTS):	99,330 SF
BUILDING LOT COVERAGE:	12.6%

LOT AREA:	
LOT 1	
LOT AREA:	56,385 SF (1.29 AC)
BUILDING AREA (BLDG C):	6,000 SF
BUILDING COVERAGE:	10.6%
LOT 2	
LOT AREA:	56,025 SF (1.29 AC)
BUILDING AREA (BLDG A.1 / A.2):	7,200 SF
BUILDING COVERAGE:	12.9%
LOT 3	
LOT AREA:	33,978 SF (0.78 AC)
BUILDING AREA (BLDG B):	2,400 SF
BUILDING COVERAGE:	7.1%
LOT 4	
LOT AREA:	133,900 SF (3.07 AC)
BUILDING AREA (BLDG D):	10,500 SF
BUILDING AREA (BLDG E.1, E.2 & E.3):	14,400 SF
BUILDING COVERAGE:	18.6%
LOT 5	
LOT AREA:	110,214 SF (2.53 AC)
BUILDING AREA (BLDG F):	9,805 SF (6 FLRS) = 58,830 SF
BUILDING COVERAGE:	8.9%

VICINITY MAP:

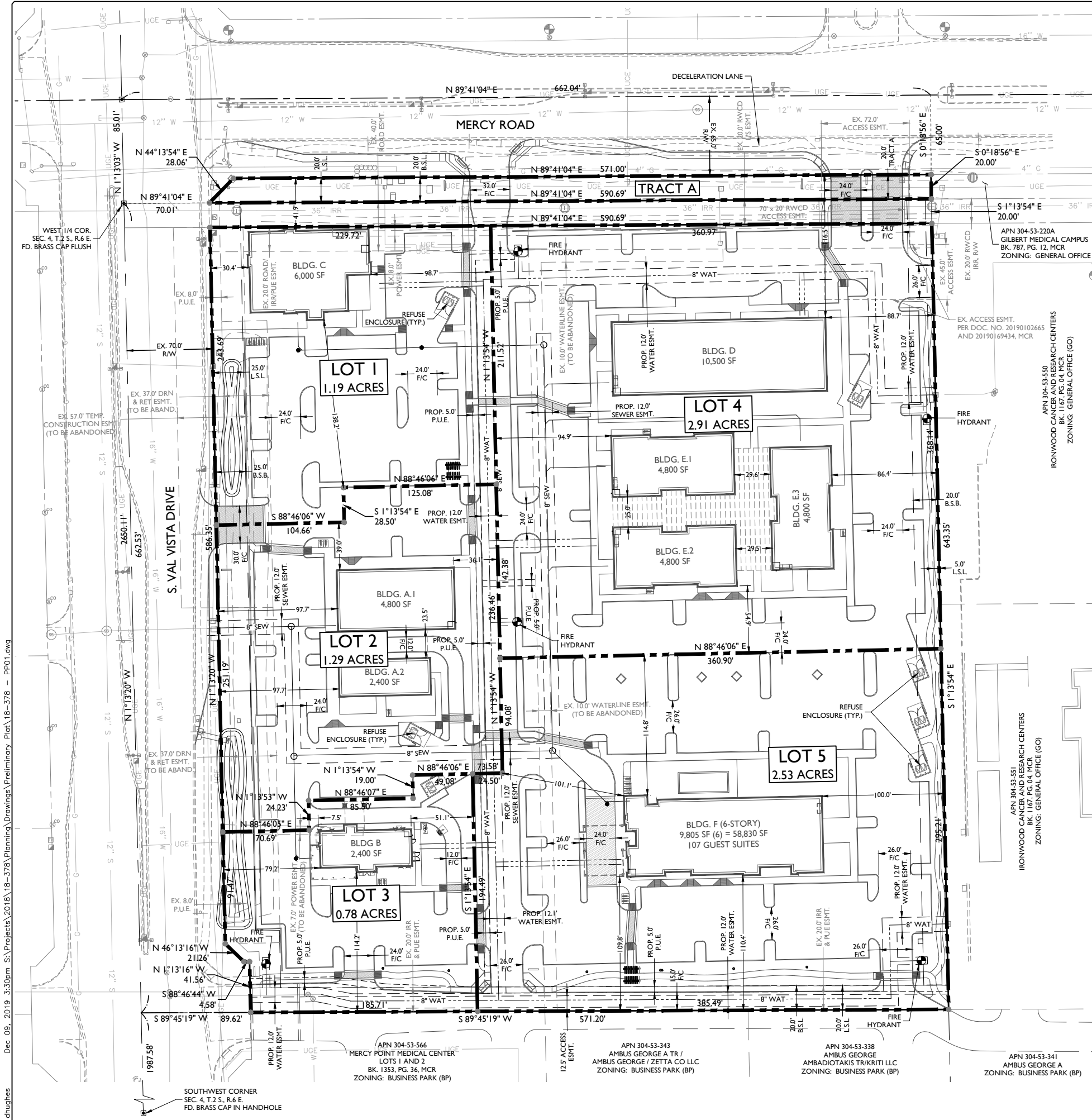


LUND CORRIDOR  
SEC S. VAL VISTA DR AND MERCY RD  
GILBERT, AZ 85297

12/10/19  
PROJECT NO. 18051



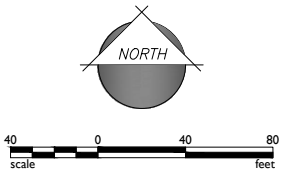
4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 www.verticaldesignstudios.com



LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	51,993	1.1936
2	56,024	1.2861
3	33,957	0.7795
4	126,676	2.9081
5	110,192	2.5297
TOTAL	378,842	8.6970

TRACT AREA TABLE		
TRACT	AREA (SF)	AREA (AC)
A	11,616	0.2667

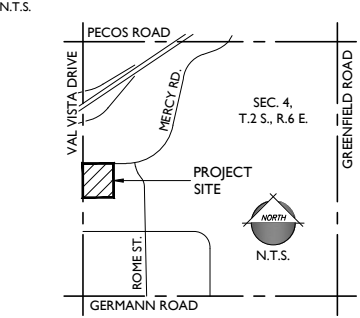
- LEGEND**
- M.C.R. MARICOPA COUNTY RECORDER
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R/W RIGHT-OF-WAY
  - LSL LANDSCAPE SETBACK LINE
  - BSL BUILDING SETBACK LINE
  - S/W SIDEWALK
  - B/C BACK OF CURB
  - F/C FACE OF CURB
  - SECTION LINE
  - CENTER LINE
  - PROPERTY LINE
  - PUBLIC UTILITY EASEMENT
  - EASEMENT LINE
  - BUILDING SETBACK LINE
  - WATER LINE
  - SEWER LINE
  - FIRE HYDRANT
  - MANHOLE



# Preliminary Plat for Lund Corridor

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,  
TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT  
RIVER MERIDIAN MARICOPA COUNTY, ARIZONA

## VICINITY MAP



## PROJECT TEAM

**PROPERTY OWNER:**  
VICTORIA LUND FOUNDATION  
6632 N. 66TH PLACE  
PARADISE VALLEY, AZ 85253

**LAND USE ATTORNEY:**  
PEW & LAKE, PLC  
1744 S. VAL VISTA DRIVE, STE. 217  
MESA, AZ 85204  
TEL: 480-461-4670  
FAX: 480-461-4676  
CONTACT: JON GILLESPIE

**ENGINEER:**  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL ROAD  
SUITE 120  
TEL: 480-530-2250  
CONTACT: JOE PETRUCCI, PE

## PROJECT DATA

A.P.N.:  
EXISTING GENERAL PLAN:  
PROPOSED GENERAL PLAN:

EXISTING ZONING:  
PROPOSED ZONING:

GROSS AREA:  
NET AREA:

GROSS FLOOR AREA:  
LOT COVERAGE:

MIN. BUILDING SETBACKS  
VAL VISTA DRIVE  
MERCY ROAD  
EAST SIDE (NON-RESIDENTIAL)  
SOUTH SIDE (NON-RESIDENTIAL)

LANDSCAPE AREA:  
LANDSCAPE AREA (%):

304-53-124A; 365; 137A; 138A; 2208  
GENERAL OFFICE (GO)  
REGIONAL COMMERCIAL (RC)

GENERAL OFFICE (GO)  
REGIONAL COMMERCIAL WITH  
PAD OVERLAY (GC PAD)

+/- 11.35 ACRES (494,406 SF)  
+/- 8.97 ACRES (390,479 SF)

50,305 SF  
12.9% OF NET AREA

30.4'  
41.9'  
86.4'  
110.4'

3.05 AC. (132,827 SF)  
34.0% OF NET AREA

## BASIS OF BEARING

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST, ON VAL VISTA DRIVE, 85' SOUTH OF  
MERCY ROAD.

## BENCHMARK

3" BRASS CAP FLUSH AT THE WEST QUARTER CORNER OF SECTION 4,  
TOWNSHIP 2 SOUTH, RANGE 6 EAST, ON VAL VISTA DRIVE, 85' SOUTH OF  
MERCY ROAD.

ELEVATION = 1279.64' T.O.G. DATUM

## FLOOD ZONE CERTIFICATION

FLOOD INSURANCE RATE MAP NUMBER 04013C2742M  
EFFECTIVE DATE OF NOVEMBER 4, 2015

ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1%  
ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1  
FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND  
AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FLOOD ZONE DESIGNATION PROVIDED BY THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY.

## UTILITIES

WATER  
SEWER  
GAS  
ELECTRIC  
TELEPHONE  
CABLE TV  
FIRE  
POLICE

TOWN OF GILBERT  
TOWN OF GILBERT  
SOUTHWEST GAS  
SALT RIVER PROJECT (SRP)  
CENTURYLINK / COX  
CENTURYLINK / COX  
TOWN OF GILBERT  
TOWN OF GILBERT

1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

Lund Corridor  
Gilbert, AZ

Preliminary Plat

Project

Revisions:

JUNE 20, 2019 - 1ST SUBMITTAL  
DECEMBER 9, 2019 - 2ND SUBMITTAL

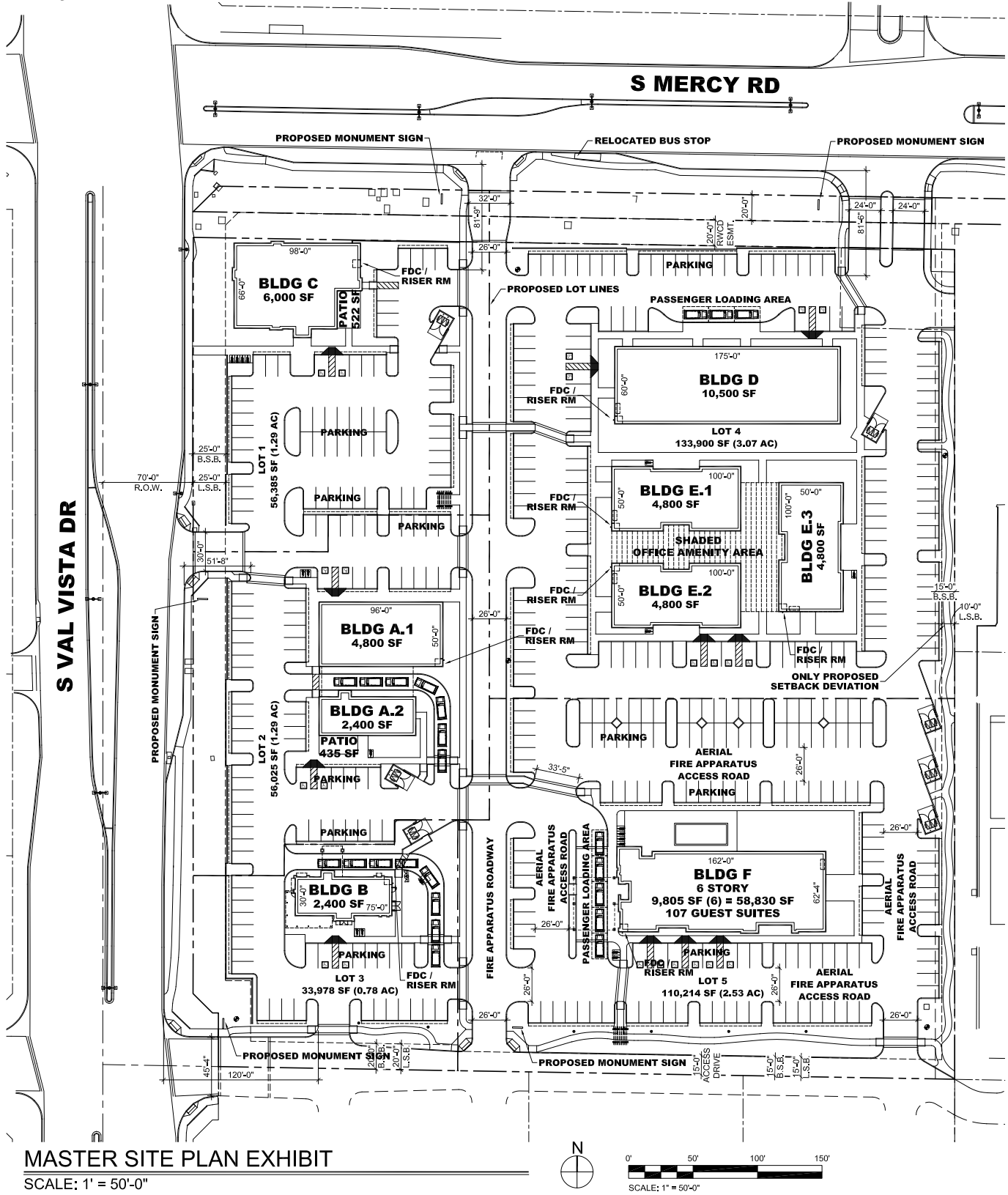
Call at least two full working days before meeting.  
DESIGNER: JOSEPH W. PETRUCCI, III  
DRAFTER: JESSICA L. HARRIS  
DATE: 12/9/2019  
SCALE: AS SHOWN  
JOB NO. 18-378

Professional Engineer  
54540  
JOSEPH W. PETRUCCI, III  
12/9/2019  
U.S.A.

Job No.  
18-378

PP01

Sheet No.  
1  
of 1



SITE DATA:

APN: 304-53-124A, 304-53-137A, 304-53-138A, 304-53-220, 304-53-365

EXISTING ZONING: GO - GENERAL OFFICE (ALL PARCELS)  
PROPOSED ZONING: GC - GENERAL COMMERCIAL (LOTS 1, 2 & 3)  
BP - BUSINESS PARK (LOTS 4 & 5)

PROPOSED OCCUPANCY TYPE: RETAIL / RESTAURANT (A-2)  
(PER 2018 IBC) MEDICAL OFFICE / OFFICE (B)  
MERCANTILE (M)  
HOSPITALITY (R-1)

SITE AREA (NET): 398,501 SF (9.18 AC)  
SITE AREA (GROSS): 492,242 SF (11.30 AC)

LANDSCAPE AREA (NET): 102,578 SF (25.7%)  
LANDSCAPE AREA (GROSS): 131,444 SF (26.7%)

SETBACK - BUILDING:  
REQUIRED @ NORTH: 20'-0" GC / 15'-0" BP  
PROPOSED @ NORTH: 0'-0" GC / 0'-0" BP  
REQUIRED @ EAST: 15'-0" BP  
PROPOSED @ EAST: 10'-0" BP  
REQUIRED @ SOUTH: 20'-0" GC / 15'-0" BP  
PROPOSED @ SOUTH: 114'-6" GC / 110'-9" BP  
REQUIRED @ WEST: 25'-0" GC  
PROPOSED @ WEST: 30'-5" GC

SETBACK - LANDSCAPE:  
REQUIRED @ NORTH: 20'-0" GC / 15'-0" BP  
PROPOSED @ NORTH: 0'-0" GC / 0'-0" BP  
REQUIRED @ EAST: 15'-0" BP  
PROPOSED @ EAST: 10'-0" BP  
REQUIRED @ SOUTH: 20'-0" GC / 15'-0" BP  
PROPOSED @ SOUTH: 36'-0" GC / 37'-8" BP  
REQUIRED @ WEST: 25'-0" GC  
PROPOSED @ WEST: 25'-0" GC

BUILDING DATA:  
BUILDING AREA (FOOTPRINT - ALL LOTS): 50,305 SF  
BUILDING AREA (ALL FLOORS - ALL LOTS): 99,330 SF  
BUILDING LOT COVERAGE: 12.6%

PARKING DATA:  
REQUIRED PARKING - ALL LOTS 393 SPACES  
PROVIDED PARKING - ALL LOTS 441 SPACES  
REQUIRED BICYCLE PARKING - ALL LOTS 44 SPACES  
PROVIDED BICYCLE PARKING - ALL LOTS 46 SPACES

LOT AREA:  
LOT 1  
LOT AREA: 56,385 SF (1.29 AC)  
BUILDING AREA (BLDG C): 6,000 SF  
BUILDING COVERAGE: 10.6%  
PARKING REQUIRED: (6,000 SF @ 1/100) + (522 SF @ 1/400) = 60 + 1.31 = 62 SPACES  
PARKING PROVIDED: 62 SPACES

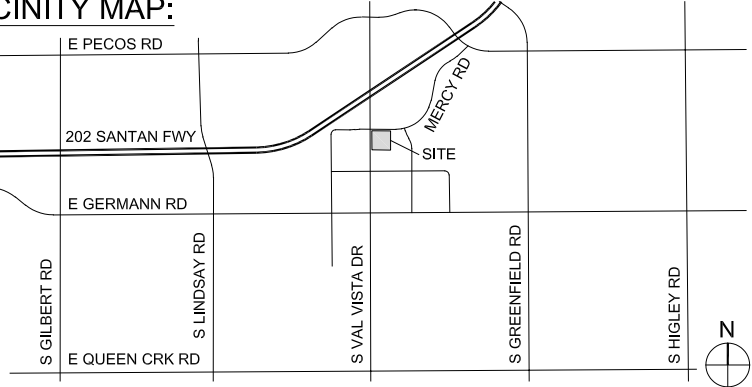
LOT 2  
LOT AREA: 56,025 SF (1.29 AC)  
BUILDING AREA (BLDG A.1 / A.2): 7,200 SF  
BUILDING COVERAGE: 12.9%  
PARKING REQUIRED: (2,400 SF @ 1/250) + (4,800 SF @ 1/100) + (435 SF @ 1/400) = 60 SPACES  
PARKING PROVIDED: 63 SPACES

LOT 3  
LOT AREA: 33,978 SF (0.78 AC)  
BUILDING AREA (BLDG B): 2,400 SF  
BUILDING COVERAGE: 7.1%  
PARKING REQUIRED: (2,400 SF @ 1/100) + (200 SF @ 1/400) = 25 SPACES  
PARKING PROVIDED: 27 SPACES

LOT 4  
LOT AREA: 133,900 SF (3.07 AC)  
BUILDING AREA (BLDG D): 10,500 SF  
BUILDING AREA (BLDG E.1, E.2 & E.3): 14,400 SF  
BUILDING COVERAGE: 18.6%  
PARKING REQUIRED: (10,500 SF @ 1/150) + (14,400 @ 1/250) = 128 SPACES  
PARKING PROVIDED: 149 SPACES

LOT 5  
LOT AREA: 110,214 SF (2.53 AC)  
BUILDING AREA (BLDG F): 9,805 SF (6 FLRS) = 58,830 SF  
BUILDING COVERAGE: 8.9%  
PARKING REQUIRED: 107 ROOMS = 118 SPACES  
PARKING PROVIDED: 140 SPACES

VICINITY MAP:



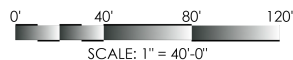
LUND CORRIDOR  
SEC S. VAL VISTA DR AND MERCY RD  
GILBERT, AZ 85297

12/10/19  
PROJECT NO. 18051



4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 www.verticaldesignstudios.com



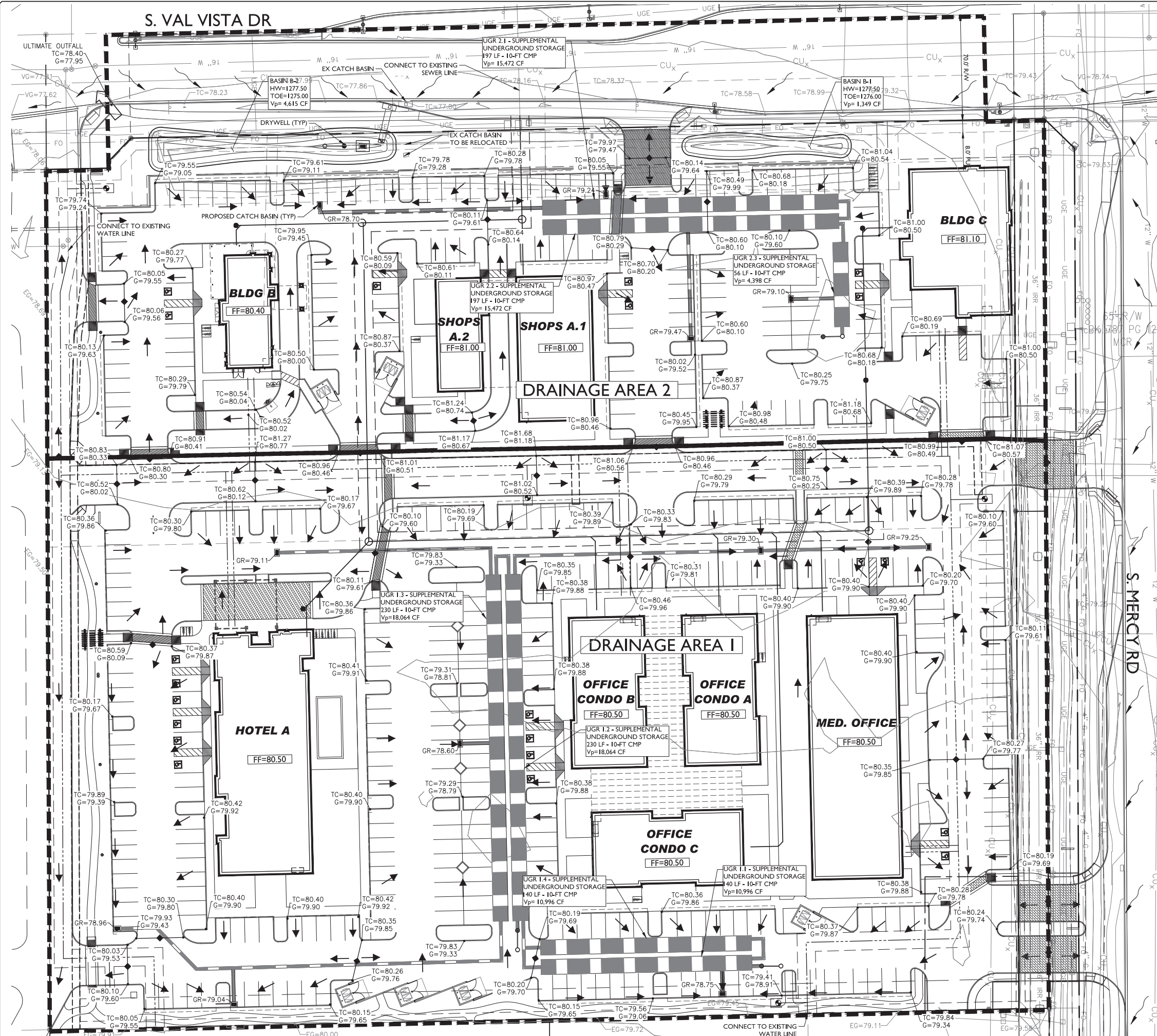


SHEET

L.02 of L.06

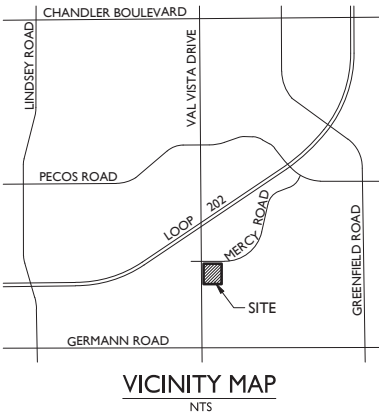


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# Preliminary Grading & Drainage Plan for Lund Corridor

A PORTION OF THE SOUTHWEST QUARTER OF  
SECTION 4, TOWNSHIP 2 SOUTH,  
RANGE 6 EAST OF THE GILA AND SALT RIVER  
MERIDIAN MARICOPA COUNTY, ARIZONA



## CIVIL ENGINEER

EPS GROUP, INC.  
1130 N. ALMA SCHOOL ROAD, SUITE 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: JOE PETRUCCI, P.E.

## PROJECT DATA

APN: 304-53-124A, 304-53-137A, 304-53-138A, 304-53-220A, 304-53-365  
GROSS AREA: 11.30 ACRES  
NET AREA: 9.18 ACRES

## BASIS OF BEARING

THE NORTH LINE OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE  
GILA AND SALT RIVER MERIDIAN BEING NORTH 89°41'04" EAST PER  
THIS SURVEY.

## BENCHMARK

BENCHMARK:  
3" BRASS CAP FLUSH AT THE WEST 1/4 CORNER OF SECTION 4, T. 2S., R. 6E.,  
ON VAL VISTA DRIVE 85' SOUTH OF MERCY ROAD.

ELEVATION = 1279.64' T.O.G. DATUM

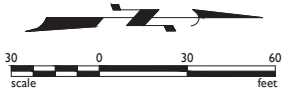
## FLOOD ZONE INFORMATION

THE SITE IS LOCATED WITHIN FEMA FLOODZONE X AS SHOWN ON THE FEMA  
FLOOD INSURANCE RATE MAPS #04013C2742M DATED NOVEMBER 4, 2015.

## 50 YR RUNOFF & RETENTION CALCULATIONS

VOLUME REQUIRED:  
 $V_{REQ} = C \cdot A \cdot P/12$   
WHERE:  
V<sub>REQ</sub> = RUNOFF VOLUME (AC-FT)  
C = COMPOSITE RUNOFF COEFFICIENT (0.90)  
P = 50-YR, 24-HR RAINFALL DEPTH (IN) = 3.00-IN  
A = AREA (AC)

DRAINAGE AREA	BASIN ID	AREA (SF)	V <sub>REQ</sub> (CF)	V <sub>R</sub> (CF)	EXCESS VOLUME (CF)
1	UGR 1.1-UGR 1.4	251,408	56,567	58,119	1,553
2	B-1, B-2, UGR 2.1-UGR 2.3	179,567	40,403	41,307	904



1130 N. Alma School Rd, Suite 120  
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www.epsgroupinc.com



Mercy Val Vista Center  
Gilbert, AZ

Preliminary Grading & Drainage Plan

Revisions:

Call at least two full working days  
before start of work  
ARIZONA  
Professional Engineer  
No. 24540  
JOSEPH W. PETRUCCI  
Exp. 12/31/2020  
ARIZONA, U.S.A.

Job No.  
18-378

GD01

Sheet No.

1 of 1